

QUITCLAIM DEED WITHOUT COVENANT  
AND DECLARATION OF GRANTEENO TRANSFER  
TAX PAID

44-56 ✓

# 00592

019018

KNOW ALL PERSONS BY THESE PRESENTS, that KEY BANK OF MAINE, having a place of business in Augusta, Kennebec County, Maine ("Grantor"), in consideration of One Dollar (\$1.00) and for other valuable consideration paid by LINCOLN WOODS OWNERS ASSOCIATION, a Maine non-profit corporation with its principal place of business in Waterville, Maine ("Grantee"), the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell, quitclaim and convey unto the said Grantee, its successors and assigns forever, all of Grantor's right, title and interest, if any, in and to a certain parcel of land situated in the City of Waterville, Kennebec County, State of Maine, and being more particularly described on Exhibit A attached hereto (the "Property").



By its execution hereof, Grantee acknowledges and declares that it shall hold the Property subject to and with the intent that it shall be and constitute common area under and otherwise be a part of Lincoln Woods Condominium, a condominium established in accordance with the Maine Condominium Act, 33 M.R.S.A. §1601-101 et seq., pursuant to the Declaration of Lincoln Woods, A Condominium duly recorded in the Kennebec County Registry of Deeds in Book 3471, Page 259, as amended by First Amendment to Declaration of Lincoln Woods, A Condominium duly recorded in said Registry in Book 3516, Page 98 and by Second Amendment to Declaration of Lincoln Woods, A Condominium duly recorded in said Registry in Book 3558, Page 143 and by Third Amendment to Declaration of Lincoln Woods, A Condominium duly recorded in said Registry in Book 3721, Page 182, and the plans of the Condominium duly recorded in such Registry as File Nos. E-88-2789 and E-8828.

THE PROPERTY IS HEREBY CONVEYED IS "AS IS, WHERE IS" AND "WITH ALL FAULTS." GRANTOR, AND ITS AGENTS, MAKE NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE ACCURACY OF ANY STATEMENT AS TO THE BOUNDARIES OR ACREAGE OF THE PROPERTY, OR AS TO ANY OF THE MATTERS CONTAINED IN ANY DESCRIPTION OF THE PROPERTY, OR AS TO THE FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE, OR AS TO DEVELOPMENT RIGHTS, MERCHANTABILITY, HABITABILITY, OR AS TO ANY OTHER MATTER, INCLUDING WITHOUT LIMITATION, LAND USE, ZONING AND SUBDIVISION ISSUES.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name by Michael V. Lugli, its Vice President, hereunto duly authorized this 29 day of July, 1994.

KEY BANK OF MAINE

By:

  
Michael V. Lugli, Esq.  
Vice President  
Witness

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LINCOLN WOODS OWNERS  
ASSOCIATION

*Richard M. Schade*  
Witness

By: *William L. Chatfield*

Its Board Member

STATE OF MAINE  
KENNEBEC, ss.

July 29, 1994

Personally appeared the above-named Michael V. Lugli, Vice President of Key Bank of Maine, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Key Bank of Maine.

Before me,

*Richard M. Schade*  
~~Notary Public~~/Attorney-at-Law

Printed Name: Richard M. Schade

My Commission Expires: \_\_\_\_\_

STATE OF MAINE  
KENNEBEC, ss.

July 29, 1994

Personally appeared William L. Chatfield, Member of the Board of Directors of Lincoln Woods Owners Association, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of said Lincoln Woods Owners Association.

Before me,

*Richard M. Schade*  
~~Notary Public~~/Attorney-at-Law

Printed Name: RICHARD M. SCHADE

My Commission Expires: \_\_\_\_\_

MLS/51973.AE1



PICKETT LAND SURVEY INC.  
RFD #2 • Box 4325 • Oakland, Me 04963  
Days & Evenings 465 - 3994

41-56

PARCEL OF LAND TO BE ADDED TO  
PHASE I & PHASE II OF LINCOLN WOODS

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF  
WATERVILLE, KENNEBEC COUNTY, STATE OF MAINE BEING DESCRIBED  
AS FOLLOWS; TO WIT:

BEGINNING AT A CAPPED 5/8" IRON REBAR SET IN THE GROUND ALONG  
THE SOUTHERLY SIDE OF LINCOLN STREET AT THE NORTHWEST CORNER  
OF PHASE II OF LINCOLN WOODS, A CONDOMINIUM AS SHOWN ON A  
PLAN OF LINCOLN WOODS RECORDED IN KENNEBEC COUNTY REGISTRY OF  
DEEDS IN PLAN FILE NO. E-90093 DATED JANUARY 22, 1990.  
SAID REBAR BEING S 88-32-15 W A DISTANCE OF 590.00 FEET  
FROM AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF PHASE I AS  
SHOWN ON THE ABOVE DESCRIBED PLAN;

THENCE, S 88-32-19 W A DISTANCE OF 20.00 FEET ALONG THE  
SOUTHERLY SIDE OF LINCOLN STREET TO A CAPPED 5/8" IRON REBAR  
SCRIBED JOHN PICKETT P.L.S. 351;

THENCE, S 01-27-47 E A DISTANCE OF 314.20 FEET TO A CAPPED  
5/8" IRON REBAR SCRIBED JOHN PICKETT P.L.S. 351 SET IN THE  
GROUND;

THENCE, N 56-40-23 E A DISTANCE OF 121.18 FEET TO A CAPPED  
5/8" IRON REBAR SCRIBED JOHN PICKETT P.L.S. 351 SET IN THE  
GROUND;

THENCE, S 37-17-40 E A DISTANCE OF 105.97 FEET TO A CAPPED  
5/8" IRON REBAR SCRIBED JOHN PICKETT P.L.S. 351 SET ALONG A  
NORTHERLY LINE OF THE DOCTORS OFFICE BUILDING INC.;

THENCE, ALONG THE DOCTORS OFFICE BUILDING INC. N 51-28-23 E  
67.69 FEET TO CAPPED 5/8" IRON REBAR SCRIBED JOHN PICKETT  
P.L.S. 351 SET IN THE GROUND;

THENCE, ALONG PHASE I OF LINCOLN WOODS AS SHOWN ON SAID PLAN  
N 38-17-34 W A DISTANCE OF 110.00 FEET TO A CAPPED 5/8" IRON  
REBAR SCRIBED JOHN PICKETT P.L.S. 351 SET IN THE GROUND;

THENCE, S 56-40-22 W A DISTANCE OF 156.63 FEET TO A CAPPED  
5/8" IRON REBAR SCRIBED JOHN PICKETT P.L.S. 351 SET IN THE  
GROUND;

THENCE, N 01-27-48 W A DISTANCE OF 290.00 FEET TO THE POINT-  
OF-BEGINNING.

AREA OF SAID PARCEL BEING 14637 SQ. FT.

94 JUL 29 AM 10:20

ATTEST: *Theresa Reed*  
REGISTER OF DEEDS